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03/12/2026 01:12 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
KAREN EVERETT
5052 Guemes Island Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0712
MAR 12 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Document Title(s) or transactions contained herein:

Quit Claim Deed

Reference Number(s) of related documents:

There is no reference number assigned or released.

GRANTOR(S):

SUSAN M. EVERETT; as her separate property.

GRANTEE(S)

RYAN T M EVERETT, an unmarried individual.

Abbreviated Legal Description: (Full legal located on page 2)

Parcel A: Tract C, 1st Add to Alverson's Camping Tracts; Parcel B: Ptn. NE 1/4 NW 1/4, Sec 36-36N-R1 EWM; Parcels C & D: Ptn. NW 1/4 NW 1/4, Sec 36-36N-R1 EWM

Assessor's Property Tax Parcel/Account Number(s) at the time of recording:

Parcel A: 3856-000-073-0100/P126115, Parcel B: 360136-0-005-0000/P46845, Parcel C: 360136-2-002-0108/P46913, Parcel D: 360136-2-001-0109/P46908

QUIT CLAIM DEED

THE GRANTOR(S), SUSAN M. EVERETT; as her separate property, for and in consideration of a gift of real property, convey and quitclaim to **GRANTEE(S)**, RYAN T M EVERETT, an unmarried individual, all of the Grantors' right, title, and interest in the following described real estate situated in the County of Skagit, State of Washington, together with any and all right, title, and interest in the property which Grantor may hereafter acquire.

Legal Description:**3856-000-073-0100/P126115**

Parcel A:

Tract C, "First Addition to Alverson's Camping Tracts on Guemes Island," as per plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

360136-0-005-0000/P46845

Parcel B:

A triangular tract of ground lying in the Northeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 1 East of the Willamette Meridian, bounded and described as follows, to wit:

Bounded on the Southeast side by Northwesterly boundary lines of Lots "C" and "D" of the First Addition to Alverson's Camping Tracts on Guemes Island recorded in Volume 4 of Plats, page 40; bounded on the Northeast by the Southwest line of the road passing through and extending beyond Alverson's Camping Tracts, and bounded on the West by the Quarter Section Line lying between the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter both in said Section 36.

Situate in the County of Skagit, State of Washington

360136-2-002-0108/P46913

Parcel C:

A triangle piece of ground located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Cont. legal on Pg.3

Commencing at a point on the section line between the said Section 36 and Section 25 to the North thereof, which point is 1340.6 feet East of the corner common to Sections 25, 26, 35, and 36, which point is the sixteenth corner point; thence South $1^{\circ}14'36''$ West along the East line of the Northwest Quarter of the Northwest Quarter of the most Southerly point of that tract of land conveyed to Thomas Starr Xing and Jeanne King in Warranty Deed recorded under Auditor's File No. 318198, said point being the Southwest corner of Lot D of "First Addition to Alverson's Camping Tracts", also being the true point of beginning; thence North $51^{\circ}47'30''$ West along the Southwest line of said tract described in Auditor's File No. 318198 a distance of 150.00 feet; thence North $38^{\circ}03'33''$ East a distance of 200.00 feet to the East line of said Northwest Quarter of the Northwest Quarter; thence South $1^{\circ}14'36''$ West along said subdivision line a distance of 250.32 feet to the true point of beginning.

EXCEPT County Roads.

Situate in the County of Skagit, State of Washington.

360136-2-001-0109/P46908

Parcel D:

A portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 1 East of the Willamette Meridian; thence North $89^{\circ}45'30''$ East along the North line of said subdivision, a distance of 900 feet to the true point of beginning; thence South $0^{\circ}14'30''$ East, a distance of 480 feet; thence North $89^{\circ}45'30''$ East, a distance of 440 feet, more or less, to the East line of said subdivision; thence Northerly along the East line of said subdivision a distance of 480 feet, more or less, to the Northeast corner of said subdivision; thence South $89^{\circ}45'30''$ West along the North line of said subdivision a distance of 440 feet, more or less, to the true point of beginning.

EXCEPT any portion thereof lying Northeasterly of the Southwesterly line of Lots D, E, F, G, and H, First Addition to Alverson's Camping Tracts on Guemes Island, extended Northwesterly to an intersection with the North line of said Northwest Quarter of the Northwest Quarter of Section 36;

Cont. Legal on Pg. 4

